

Exhibit K – Financials

12:10 PM

Park Capital ACQ, LLC DBA Quality Inn

03/20/23

Profit & Loss

Accrual Basis

January through December 2022

| | Jan - Dec 22 |
|---|---------------------|
| Ordinary Income/Expense | |
| Income | |
| 40001 · Sales - Taxable | 1,664,325.35 |
| 40002 · Sales - Non Taxable | 67,709.94 |
| Total Income | 1,732,035.29 |
| Expense | |
| 60000 · Administrative & General | |
| 60000.c · Commissions | 39,186.94 |
| 60000.e · Credit Card Fees | 41,931.04 |
| 60000.j · Payroll Expenses | |
| 6.j3 · Outside Services | 10,912.68 |
| 6.j6 · Employee Leasing | 387,088.76 |
| Total 60000.j · Payroll Expenses | 398,001.44 |
| 60000.m · Security | 1,104.00 |
| 60000.n · Capex / Room Renovation | 0.00 |
| Total 60000 · Administrative & General | 480,223.42 |
| 61000 · Management Fees | |
| 61000.a · Management Fees | 87,000.00 |
| Total 61000 · Management Fees | 87,000.00 |
| 62000 · Operations | |
| 62000.a · Capital Improvements | 725.00 |
| 62000.b · Insurance | 44,092.49 |
| 62000.c · Landscaping | 2,959.92 |
| 62000.f · Taxes | |
| 62.f2 · Property Tax | 57,278.42 |
| 62000.f · Taxes - Other | 1,607.08 |
| Total 62000.f · Taxes | 58,885.50 |
| Total 62000 · Operations | 106,662.91 |
| 63000 · Rooms Expense | |
| 63000.d · Capex Supplies | 0.00 |
| 63000.e · Hotel Supplies | 243,340.07 |
| Total 63000 · Rooms Expense | 243,340.07 |
| 64000 · Sales & Marketing | |
| 64000.b · Franchise Royalty | 160,250.53 |
| Total 64000 · Sales & Marketing | 160,250.53 |
| Total Expense | 1,077,476.93 |
| Net Ordinary Income | 654,558.36 |
| Other Income/Expense | |
| Other Income | |
| 70000 · Other Income | 25,126.26 |
| Total Other Income | 25,126.26 |

12:10 PM

Park Capital ACQ, LLC DBA Quality Inn

03/20/23

Profit & Loss

Accrual Basis

January through December 2022

| | Jan - Dec 22 |
|---|-------------------|
| Other Expense | |
| 80000 · Other Expenses | |
| 80000.c · Interest Expense - SBA | 323,918.85 |
| 80000.d · Interest Expense - Commercial | 114,365.34 |
| Total 80000 · Other Expenses | 438,284.19 |
| Total Other Expense | 438,284.19 |
| Net Other Income | -413,157.93 |
| Net Income | 241,400.43 |

11:46 AM

Park Capital ACQ, LLC DBA Quality Inn

08/31/22

Profit & Loss

Accrual Basis

January through July 2022

| | Jan - Jul 22 |
|---|-------------------|
| Ordinary Income/Expense | |
| Income | |
| 40001 · Sales - Taxable | 1,099,994.92 |
| 40002 · Sales - Non Taxable | 39,375.97 |
| Total Income | 1,139,370.89 |
| Expense | |
| 60000 · Administrative & General | |
| 60000.c · Commissions | 25,358.90 |
| 60000.e · Credit Card Fees | 26,005.42 |
| 60000.j · Payroll Expenses | |
| 6.j3 · Outside Services | 7,075.33 |
| 6.j6 · Employee Leasing | 201,743.04 |
| Total 60000.j · Payroll Expenses | 208,818.37 |
| 60000.m · Security | 1,104.00 |
| Total 60000 · Administrative & General | 261,286.69 |
| 61000 · Management Fees | |
| 61000.a · Management Fees | 8,350.00 |
| Total 61000 · Management Fees | 8,350.00 |
| 62000 · Operations | |
| 62000.b · Insurance | 31,523.61 |
| 62000.c · Landscaping | 2,959.92 |
| Total 62000 · Operations | 34,483.53 |
| 63000 · Rooms Expense | |
| 63000.e · Supplies | 112,377.38 |
| Total 63000 · Rooms Expense | 112,377.38 |
| 64000 · Sales & Marketing | |
| 64000.b · Franchise Royalty | 91,843.23 |
| Total 64000 · Sales & Marketing | 91,843.23 |
| Total Expense | 508,340.83 |
| Net Ordinary Income | 631,030.06 |
| Other Income/Expense | |
| Other Income | |
| 70000 · Other Income | 15,477.61 |
| Total Other Income | 15,477.61 |
| Other Expense | |
| 80000 · Other Expenses | |
| 80000.c · Interest Expense - SBA | 133,349.29 |
| 80000.d · Interest Expense - Commercial | 47,093.94 |
| Total 80000 · Other Expenses | 180,443.23 |
| Total Other Expense | 180,443.23 |
| Net Other Income | -164,965.62 |
| Net Income | 466,064.44 |

12:39 PM

Park Capital ACQ, LLC DBA Quality Inn

06/29/22

Profit & Loss

Accrual Basis

January through May 2022

| | Jan - May 22 |
|---|--------------------|
| Ordinary Income/Expense | |
| Income | |
| 40001 · Sales - Taxable | 796,518.06 |
| 40002 · Sales - Non Taxable | 25,693.38 |
| Total Income | 822,211.44 |
| Expense | |
| 60000 · Administrative & General | |
| 60000.c · Commissions | 8,896.20 |
| 60000.e · Credit Card Fees | 16,932.47 |
| 60000.j · Payroll Expenses | |
| 6.j3 · Outside Services | 6,123.86 |
| 6.j6 · Employee Leasing | 116,364.66 |
| Total 60000.j · Payroll Expenses | 122,488.52 |
| 60000.m · Security | 1,104.00 |
| 60000.n · Supplies | 6,000.00 |
| Total 60000 · Administrative & General | 155,421.19 |
| 61000 · Management Fees | |
| 61000.a · Management Fees | 8,350.00 |
| Total 61000 · Management Fees | 8,350.00 |
| 62000 · Operations | |
| 62000.b · Insurance | 25,239.17 |
| 62000.c · Landscaping | 2,959.92 |
| Total 62000 · Operations | 28,199.09 |
| 63000 · Rooms Expense | |
| 63000.e · Supplies | 60,377.38 |
| Total 63000 · Rooms Expense | 60,377.38 |
| 64000 · Sales & Marketing | |
| 64000.b · Franchise Royalty | 68,374.92 |
| Total 64000 · Sales & Marketing | 68,374.92 |
| Total Expense | 320,722.58 |
| Net Ordinary Income | 501,488.86 |
| Other Income/Expense | |
| Other Income | |
| 70000 · Other Income | 11,492.33 |
| Total Other Income | 11,492.33 |
| Other Expense | |
| 80000 · Other Expenses | |
| 80000.c · Interest Expense - SBA | 85,702.06 |
| 80000.d · Interest Expense - Commercial | 30,274.39 |
| Total 80000 · Other Expenses | 115,976.45 |
| Total Other Expense | 115,976.45 |
| Net Other Income | -104,484.12 |
| Net Income | 397,004.74 |